Commonwealth of Massachusetts
Executive Office of Environmental Affairs ■ MEPA Office

ENF Environmental Notification Form

For Office Use Only *Executive Office of Environmental Affairs*
EOEA No.: 14136
MEPA Analyst: Briony Angus
Phone: 617-626-1029

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: Hickory Hills Residential Subdivision		
Street: George Hannum Street		
Municipality: Belchertown	Watershed: Connecticut	
Universal Transverse Mercator Coordinates: UTM 18 712964E 4684706N	Latitude: 42d17'15"N Longitude: 72d25'01"W	
Estimated commencement date: 4/15/08	Estimated completion date: 11/30/12	
Approximate cost: $2,000,000.00	Status of project design: 90 %complete	
Proponent: The Levi-Nielsen Company, Inc.		
Street: 30 Boltwood Walk		
Municipality: Amherst	State: MA	Zip Code: 01002
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Michael Liu		
Firm/Agency: The Berkshire Design Group	Street: 4 Allen Place	
Municipality: Northampton	State: MA	Zip Code: 01060
Phone: 413 582-7000	Fax: 413 582-7005	E-mail: mike@berkshiredesign.com

Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?
☐Yes ☒No

Has this project been filed with MEPA before?
☐ Yes (EOEA No._____) ☒No

Has any project on this site been filed with MEPA before?
☐ Yes (EOEA No._____) ☒No

Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
a Single EIR? (see 301 CMR 11.06(8)) ☐Yes ☒No
a Special Review Procedure? (see 301CMR 11.09) ☐Yes ☒No
a Waiver of mandatory EIR? (see 301 CMR 11.11) ☐Yes ☒No
a Phase I Waiver? (see 301 CMR 11.11) ☐Yes ☒No

Identify any financial assistance or land transfer from an agency of the Commonwealth, including the agency name and the amount of funding or land area (in acres): N/A

Are you requesting coordinated review with any other federal, state, regional, or local agency?
☐Yes (Specify_____) ☒No

List Local or Federal Permits and Approvals: Belchertown Definitive Subdivision Approval; Belchertown Conservation Commission Order of Conditions; Belchertown Sewer Connection; Belchertown Street Entrance Permit; Belchertown Building Permit; BRP WP 71 Sewer Extension Permit; EPA NPDES Construction General Permit.

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- ☒ Land
- ☐ Water
- ☐ Energy
- ☐ ACEC
- ☐ Rare Species
- ☒ Wastewater
- ☐ Air
- ☐ Regulations
- ☐ Wetlands, Waterways, & Tidelands
- ☐ Transportation
- ☐ Solid & Hazardous Waste
- ☐ Historical & Archaeological Resources

Summary of Project Size & Environmental Impacts	Existing	Change	Total
LAND			
Total site acreage	66.02 ac.		
New acres of land altered		35.6 ac.	
Acres of impervious area	0 ac.	9.0 ac.	9.0 ac.
Square feet of new bordering vegetated wetlands alteration		3501 sf	
Square feet of new other wetland alteration		0 sf	
Acres of new non-water dependent use of tidelands or waterways		0	
STRUCTURES			
Gross square footage	0	176,300 sf	176,300 sf
Number of housing units	0	78 total	78 total
Maximum height (in feet)	0	35	35
TRANSPORTATION			
Vehicle trips per day	0	650	650
Parking spaces	0	156	156
WASTEWATER			
Gallons/day (GPD) of water use	0	31,460 gpd	31,460 gpd
GPD water withdrawal	0	0	0
GPD wastewater generation/ treatment	0	31,460 gpd	31,460 gpd
Length of water/sewer mains (in miles)	0/0	1.18/1.05	1.18/1.05

State Permits & Approvals

- ☒ Order of Conditions
- ☐ Superseding Order of Conditions
- ☐ Chapter 91 License
- ☐ 401 Water Quality Certification
- ☐ MHD or MDC Access Permit
- ☐ Water Management Act Permit
- ☐ New Source Approval
- ☒ DEP or MWRA Sewer Connection/ Extension Permit
- ☐ Other Permits (*including Legislative Approvals*) – Specify:

CONSERVATION LAND: Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?

☐Yes (Specify_____) ☒No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

☐Yes (Specify_____) ☒No

RARE SPECIES: Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?

☐Yes (Specify_____) ☒No

HISTORICAL /ARCHAEOLOGICAL RESOURCES: Does the project site include any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

☐Yes (Specify_____) ☒No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

☐Yes (Specify_____) ☒No

AREAS OF CRITICAL ENVIRONMENTAL CONCERN: Is the project in or adjacent to an Area of Critical Environmental Concern?

☐Yes (Specify_____) ☒No

PROJECT DESCRIPTION: The project description should include **(a)** a description of the project site, **(b)** a description of both on-site and off-site alternatives and the impacts associated with each alternative, and **(c)** potential on-site and off-site mitigation measures for each alternative (*You may attach one additional page, if necessary.*)

A) The site consists of 66.02 acres of undisturbed, mostly wooded land on the north of George Hannum Street. An intermittent stream channel parallels George Hannum Street, the only access to the site. To either side of the intermittent stream channel exists bordering vegetated wetlands. The entire east side of the site is also comprised of bordering vegetated wetland. The central and westerly portions of the site consist of wooded, hilly terrain. The total wetland area is 15.73 acres. Drainage generally flows to the east and west off the site and then southerly to the intermittent stream channel. According to the Division of Fisheries and Wildlife, the site is not mapped as Priority or Estimated Habitat, and the NHESP does not have concerns relative to rare species with the site-see Attachment A, letter from Division of Fisheries and Wildlife. To the south of George Hannum Street, there exists a 105 lot development, and other residential housing. The proposed Hickory Hills development is within ¼ mile of a supermarket and other businesses.

B) A number of alternative layouts and housing types were considered for the proposed housing development. These included conventional subdivision layouts using all the land as roadways and house lots, apartment buildings which would result in extensive grading for buildings and parking areas, and other clustered layouts configured around various open space parcels. The proposed final configuration complies with the Open Space Community Development requirements for amount of open space. In total, the proposed development includes approximately 32 acres of open space, including uplands and wetlands. Furthermore, informal presentations to the Planning Board and Conservation Commission allowed comment from these bodies on location and importance of the open spaces prior to submission of Definitive Subdivision plans.

C) The development is configured so that buffer strips are maintained along all edges. In the south-west corner, the first lot is configured directly against the property line, however, the abutting property is Town-owned conservation land, thus serving as a buffer. Existing trees will be maintained in the buffer strips which will assure a vegetated screen on all sides. The house lots

do not begin until the two roads cross beyond the stream crossings, more than 300 feet from George Hannum Street. Landscaped detention basins and wetlands adjacent to George Hannum Street will provide a visual buffer to the development. Native trees and shrubs are proposed in and around the detention basins, as well as boulders and ornamental grasses.

Within the development, common open spaces are planned throughout for the benefit of the residents. These will include open spaces of varying character, including a 60,000 SF+ neighborhood common, smaller spaces partially and completely wooded for gathering and recreation, and wooded strips for buffers and walking paths. Virtually all of the proposed house lots have direct access to open space areas.

The development will result in an increase in stormwater runoff rates and volumes. The increases will be controlled through the proposed stormwater management system which consist of deep-sump catch basins, stormwater treatment chambers, detention basins with sediment forebays, grass swales and recharge swales. The stormwater management system has been designed to approximate the pre-construction runoff and volume characteristics. Proposed work will not impair groundwater or surface water quality, and will incorporate erosion and sedimentation control measures which will be installed before construction begins and will be maintained during the course of construction.